



 RESIDE

41 Norford Way | Bamford | Rochdale OL11 5QS

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# 41 Norford Way

Bamford | OL11 5QS

OIEO £550,000

This fabulous detached true bungalow stands proudly on an impressive plot, offering a serene and private retreat for homeowners. This residence seamlessly combines space with the tranquillity of its surroundings.

The property is set amidst lush, professionally landscaped gardens, creating a picturesque setting that welcomes residents with a sense of calm. A sweeping in & out driveway, bordered by manicured lawns and vibrant flower beds, leads to the entrance, where the charm of this residence becomes immediately apparent.

The kitchen is a delight, equipped with appliances, ample storage space, and an everyday eating area. The adjacent lounge and dining area is perfect for hosting intimate or larger celebrations, providing a seamless transition between formal and informal gatherings.

Step inside to discover a meticulously designed interior that exudes both comfort and warmth. The spacious living areas are bathed in natural light, courtesy of large windows that frame the views of the surrounding gardens. The layout effortlessly flows from room to room, creating an inviting atmosphere for both daily living and entertaining.

Beyond the walls of this elegant abode lies a haven for outdoor enthusiasts. A sprawling patio, bordered by mature hedges, offers an idyllic space for al fresco dining, morning coffee, or simply enjoying the beauty of the surrounding landscape. The vast plot allows for potential expansion or the creation of additional outdoor amenities.

The bungalow features generously proportioned bedrooms, each designed with comfort and relaxation in mind. The main bedroom is a true haven, complete with ample wardrobe space. Additional bedrooms offer versatility for guests or can be repurposed to suit individual needs.

This truly remarkable property offers a harmonious blend of elegance, comfort, and natural beauty, presenting a rare opportunity to own a distinguished home in a coveted location. Contact Reside to schedule a private viewing and experience the allure of this exceptional residence firsthand.







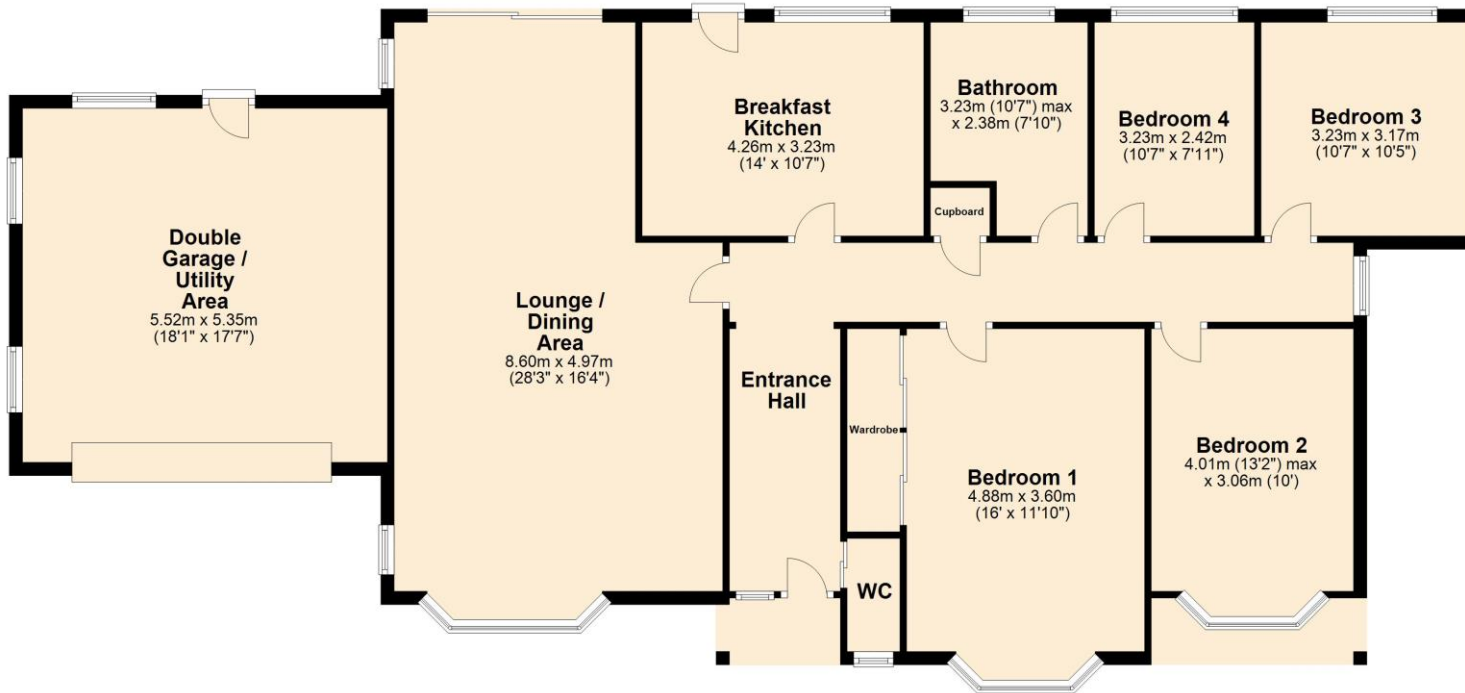
To view this property call Reside on **01706 356633**





### Ground Floor

Approx. 170.2 sq. metres (1832.3 sq. feet)



Total area: approx. 170.2 sq. metres (1832.3 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".